

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Proddatur Municipality, Kadapa District – Change of Land Use from Light Industrial Use to Central Commercial Use to an area of 6116.96 Sq. Mtrs. in D.No.7/834 and in Sy.No.625 & 626/1 at Korrapadu Road, Proddatur Town, applied by Smt. Y. Vidyullatha W/o. Y. Ramu – Draft Variation – Orders - Issued – Reg.

=====

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.98

Dated:24.04.2015

Read the following:

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.10537/2013/A, Dated:26.12.2013.
2. Government Memo No.76/H1/2014, MA&UD (H1) Department, Dated:04.01.2014.
3. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2014/0379, Dated:06.02.2014.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.76/H1/2014, MA&UD (H1) Department, Dated:25.08.2014
6. Andhra Pradesh Gazette No.337, Part-I, Dated:05.09.2014.
7. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.10537/2013/A, Dated:20.02.2015 & 25.03.2015.

ORDER:

The draft variation to the land envisaged in Proddatur General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.337, Part-I, Dt:05.09.2014. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that, the applicant has paid an amount of Rs.1,22,400/- towards conversion charges and Rs.48,960/- towards development charges.

2. Further the Director of Town and Country Planning, Andhra Pradesh, Hyderabad vide reference 7th read above has also informed that the Council in its C.R.No.90, Dt: 18.9.2014 has approved the proposal of Change of Land Use under reference with majority besides the descent of Sri V.S. Mukthiyar, Ward Member and other (16) Ward Members. The Commissioner, Proddatur Municipality has stated that there were Oil Mills and Ginning Mills in existence in the area which were winded up due to shifting of industries to the Industrial Estate Park at Kothapalli Panchayat situated out of Municipal limits and few industries are existing at Korrapadu road and due to the Change of Land Use modifications issued by the Government situated near by the site under reference, there is commercial development cropping up in the area.

(P.T.O.)

:: 2 ::

3. Further the Director of Town and Country Planning, has also informed that in the instant case besides the objections and dissent of ward members, the Municipal Council, Proddatur Municipality has resolved for Change of Land Use for the site under reference and the Municipal Commissioner has also furnished his report for Change of Land Use stating that the objections are not justified. Hence, the draft variation is confirmed.

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.

The Director Town and Country Planning, Andhra Pradesh, Hyderabad.

The Commissioner, Proddatur Municipality, Kadapa District.

Copy to:

The individual through the Municipal Commissioner,
Proddatur Municipality, Proddatur, Kadapa District.

The District Collector, Kadapa District.

The Regional Deputy Director of Town Planning, Ananthapur.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Proddatur which was sanctioned in G.O.Ms.No.73 M.A.&U.D., dated:17.02.1989, is proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.No.625 and 626/1 of Korrapadu Road, Proddatur Town to an extent of 6409.64 Sq.Mts, the boundaries of which are given in the schedule below, which is presently earmarked for light Industrial Use in the General Town Planning Scheme (Master Plan) of Proddatur, sanctioned in G.O.Ms.No.73 M.A.&U.D., dated:17.02.1989 is now designated as central commercial land use by variation of change of land use, as the proposed site is abutting existing 100'-0" wide road and surrounded by commercial activity and based on the Council Resolution.No.809, Dated:30.08.2013 and C.R.No.90, Dt:18.09.2014, as marked A-B-C-D-E-F in the revised part proposed land use Map in C.No.10537/2013/A, available in Proddatur subject to the following conditions; namely:-

Contd....3

:: 3 ::

1. The applicant shall take prior technical approval from the competent authority for future development.
2. The applicant shall pay necessary conversion/ development charges to the Proddatur Municipality.
3. The applicant shall hand over the road affected portion to a depth of 5.00 mts to 6.50 mts and an area of 292.68 Sq.mts due to widening of the existing 17.00 mts to 20.00 mts wide Korrapadu road to 30.00 mts wide on Eastern side as per sanctioned GTP scheme of Proddatur town on free of cost to the concerned authority through Registered Gift Deed.
4. The applicant shall demolish the existing decorticating factory building in the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Site belongs to K.S.Subba Rao and S.Chandra
Sekhar Reddy
East : 100'-0" wide Korrapadu road
South : Site belongs to G.Shobha Latha and
D.Narayanamma.
West : Shed of C.Mamatha

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER